166.0	0003	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	997,500 / 997,500
					USE VALUE:	997,500 / 997,500
					ASSESSED:	997,500 / 997,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		ASHLAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERRIELLO R BRADLEY &
Owner 2:	WOOD JENNIFER H
Owner 3:	
Street 1:	34 ASHLAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VOCI JOHN J -
Owner 2:	MACLEISH MORELLEN H -
Street 1:	34 ASHLAND ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,680 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Stucco Exterior and 2015 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8680.000	520,000	1,200	476,300	997,500
Total Card	0.199	520,000	1,200	476,300	997,500
Total Parcel	0.199	520,000	1,200	476,300	997,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 495.16 | /Parcel: 495.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 110132

GIS Ref

GIS Ref

Insp Date 08/03/18

Parcel ID 166.0-0003-0019.0

!12880!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	519,200	1200	8,680.	476,300	996,700	996,700	Year End Roll	12/18/2019
2019	101	FV	402,800	1200	8,680.	476,300	880,300	880,300	Year End Roll	1/3/2019
2018	101	FV	402,800	1200	8,680.	421,800	825,800	825,800	Year End Roll	12/20/2017
2017	101	FV	402,800	1200	8,680.	353,800	757,800	757,800	Year End Roll	1/3/2017
2016	101	FV	402,800	1200	8,680.	353,800	757,800	757,800	Year End	1/4/2016
2015	101	FV	362,400	1200	8,680.	306,200	669,800	669,800	Year End Roll	12/11/2014
2014	101	FV	298,900	1200	8,680.	296,000	596,100	596,100	Year End Roll	12/16/2013
2013	101	FV	298,900	1200	8,680.	281,700	581,800	581,800		12/13/2012

PRINT

Date	Time
12/11/20	02:54:36

LAST REV

Date	Time
08/06/18	09:55:37

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12880

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VOCI JOHN J,	63982-53		7/28/2014		800,000	No	No		
TROTTI DAVIDE	47841-501		7/21/2006		599,000	No	No		
MURPHY NEIL A &	39713-151		6/27/2003		505,000	No	No		
AZAR HOHN P/ETA	28588-438		5/18/1998		283,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/2006	850	New Wind	3,338			G8	GR FY08	
8/25/2006	714	Redo Kit	14,000			G8	GR FY08	
4/30/2004	304	Add Bath	8,500	C		G6	GR FY06	
3/21/2000	157	Wood Dec	8,000					DECK

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2018	MEAS&NOTICE	CC	Chris C
5/14/2015	SQ Returned	MM	Mary M
10/21/2008	Meas/Inspect	345	PATRIOT
11/29/2006	MLS	MM	Mary M
3/10/2005	Permit Visit	BR	B Rossignol
10/2/2003	MLS	MM	Mary M
11/3/2000	Hearing Chag	201	PATRIOT
12/8/1999	Meas/Inspect	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	110132
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8680		Sq. Ft.	Site		0	70.	0.78	8									476,279						476,300	

Total AC/HA: 0.19927 | Total SF/SM: 8680 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 476,279 | Spl Credit | Total: 476,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth	1	Rating:	Very Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31793892
Const Adj.:	1.08063889
Adj $ / SQ:	185.148
Other Features:	115550
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	545104
Depreciation:	25075
Depreciated Total:	520029

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

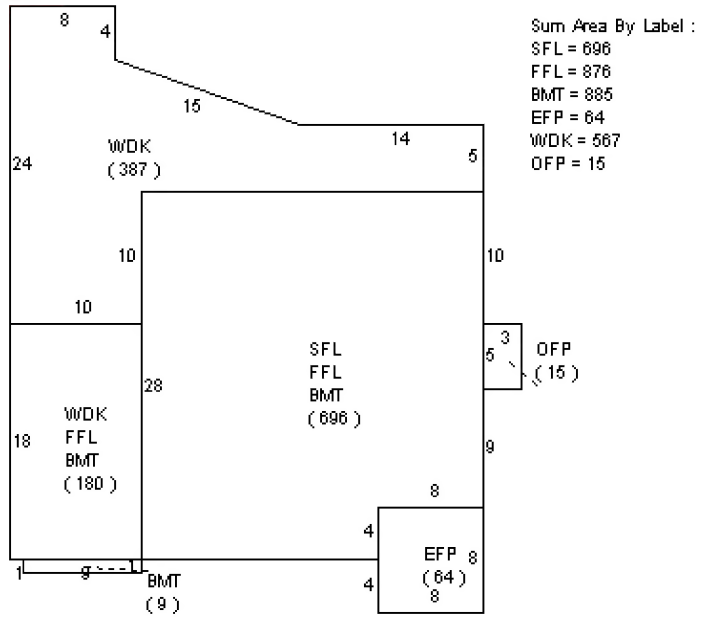
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	203.66
Special Features:	0	Val/Su Net:	167.58
Final Total:	520000	Val/Su SzAd	330.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	885	88.870	78,651
FFL	First Floor	876	185.150	162,190
SFL	Second Floor	696	185.150	128,863
WDK	Deck	567	8.390	4,757
EFP	Enclos Porch	64	75.390	4,825
OFP	Open Porch	15	47.550	713

Net Sketched Area:	3,103			Total:	379,999
Size Ad	1572	Gross Are	3103	FinArea	2015

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 166.0-0003-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	23X25	G	AV	1950	3.63	T	40.8	101			1,200			1,200

More:	N	Total Yard Items:	1,200	Total Special Featues:		Total:	1,200